

RFP 14-1
Chicago-Linden Area
Issued June 27, 2014

Addendum #3

Questions Received as of August 5, 2014

Question #1 – see Addendum #1

Questions #2-6 – see Addendum #2

All addenda can be viewed at: <http://riversideca.gov/housing/rfp-opportunities.asp>

7. The Housing Authority owns developed and occupied multi-family properties within the Chicago-Linden area. Will the Housing Authority consider including any of these properties as part of an expanded development proposal?

The Housing Authority is willing to consider any development proposal scenario that meets the goals of the RFP: the improved quality of life for ALL Chicago-Linden area residents and tenants currently residing in Housing Authority owned properties.

Please note that the properties closest to the RFP site: 1740 Loma Vista (Coco Palms)-28 apartment units; 3552 Lou Ella Lane (Linden Square Apartments)-16 apartment units; 3553 Lou Ella Lane (Lou Ella Lane Apartments)-28 apartment units, were acquired with and have already undergone substantial rehabilitation using federal Neighborhood Stabilization Program (NSP1 and NSP3) and HOME Investment Partnership funding sources. Properties are encumbered with regulatory agreements restricting the income of tenants for the next 55 years. Income of tenants cannot exceed 50% AMI.

8. 1753, 1761 7th Street are currently developed with vacant and boarded single-family homes. 1747 7th Street is developed with an 8-unit multi-family apartment complex. Has the Housing Authority approached these properties for inclusion in the proposed RFP project?

An application for HOME Investment Partnership funds has been received for the parcels located at 1753 and 1761 7th Street. A 10 unit Single-Room-Occupancy (SRO) community to house Supportive Housing Program (SHP) and Housing Opportunities for Persons with Autoimmune Deficiency Syndrome (HOPWA) clients is anticipated to be constructed at this location.

The Housing Authority has not reached out to the property owner of 1747 7th Street regarding possible acquisition of this apartment community.

Proposals that mention additional property acquisitions outside of the RFP area should be accompanied by evidence of site control or an executed option to purchase the additional property in order to garner the most readiness points.

8. Does the Housing Authority require that the project's neighborhood supportive services be offered on site or would off-site services coordinated by the project's staff be considered?

Neighborhood supportive services may be offered either on- or off- site, provided that they are coordinated by the project's staff. If neighborhood supportive services are to be provided off-site, please ensure that a detailed description of these services is provided including the location, type of services, type and method of oversight and coordination, etc.

9. Is it possible that the GPA and Zone Change will be denied?

See the response to Question #4 (Addendum #2 at <http://www.riversideca.gov/housing/rfp-opportunities.asp>)

10. There appears to be a difference in the development standards shown in the Chicago-Linden Plan and those in the City's Municipal Code, Title 19, R-1-1500 Zone. Which will take precedence in designing this project?

The Strategic Plan does not replace the City's Municipal Code/Zoning Ordinance; rather it sets out a comprehensive goals and strategies for revitalization. The RFP seeks the best development solution, taking into account the public safety, welfare and quality of life concerns of the Chicago-Linden area. Based upon this best development solution there are various tools, such as concessions granted to affordable housing projects that are permitted in the Development Code to which the project may prevail itself.

11. Does the City prefer the submitting team's project elevations to be in one of the three architectural styles depicted in the conceptual prototype design studies in the Chicago-Linden Strategic plan (Mission/Spanish Colonial, Monterey/Western and Victorian)? Would the City consider elevations in other architectural styles that fit in with the surrounding neighborhood?

The elevations/conceptual plans were commissioned by the Housing Authority as a way to illustrate the types of development and architectural characteristics that would be consistent with the goals of the Strategic Plan and the design recommendations found on pages 81-99 of the Strategic Plan. The architectural styles depicted were for illustration purposes. The development team may submit any elevations/architectural styles that fit with the surrounding neighborhood and implement the design recommendations noted in the Strategic Plan.

12. In the evaluation criteria, will submitting teams receive points in the minority-owned business/women-owned business participation category if the participating minority/women-owned business is not the lead developer (i.e.: it is an architect, property manager, etc.)?

Yes

NOTES:

- ALL QUESTIONS AND REQUESTS FOR CLARIFICATIONS ARE DUE BY 5pm AUGUST 18TH. FINAL RESPONSE TO QUESTIONS AND REQUESTS FOR CLAIRICATIONS WILL BE POSTED ON THE HOUSING AUTHORITY'S WEB-PAGE ON AUGUST 20TH.
- REMINDER –ALL QUESTIONS AND REQUESTS FOR CLARIFICATIONS ARE TO BE DIRECTED TO SHONDA HEROLD VIA TELEPHONE AT 951.826.5590 OR E-MAIL AT SHEROLD@RIVERSIDECA.GOV
- IF YOU WOULD LIKE TO RECEIVE ADDENDA TO THE RFPS AS THEY ARE ISSUED, PLEASE E-MAIL SHONDA HEROLD AT SHEROLD@RIVERSIDECA.GOV .
 - IT WILL REMAIN THE RESPONSIBILITY OF THE RESPONDENT TO CHECK THE HOUSING AUTHORITY'S WEBPAGE REGULARLY TO ENSURE NO OTHER ADDENDA OR CHANGES TO THE RFP HAVE BEEN POSTED.

**To date no request to extend the RFP deadline has been received. The RFP deadline remains as published in the RFP –
August 27, 2014**